

## **APPENDIX C: SANTA CLARA COUNTY GENERAL PLAN POLICIES (referenced in the Initial Study)**

### **AGRICULTURAL RESOURCES**

*Policy C-RC 40.* Long term land use stability and dependability to preserve agriculture shall be maintained and enhanced by the following general means:

- limiting the loss of valuable farmland from unnecessary and/or premature urban expansion and development;
- regulating non-agricultural uses in agricultural areas, and their intensity and impacts on adjacent lands;
- maintaining agriculturally-viable parcel sizes; and
- minimizing conflicts between adjacent agricultural and non-agricultural land uses, through such means as right-to-farm legislation and mediation of nuisance claims.

*Policy C-RC 42.* Inter-jurisdictional coordination and cooperation necessary to achieve agricultural preservation goals and strategies should be encouraged. These goals should include:

- a. preservation of remaining areas of large and medium scale agriculture in South County; and
- c. discouragement of Urban Service Area (USA) expansions into agricultural areas when LAFCO determines that a city's USA contains more land than is needed to accommodate five years of projected growth and development.

*Policy C-RC 43.* Long term economic viability of agricultural activities shall be maintained and enhanced by providing:

- a. improved markets for locally-grown products;
- b. property tax relief;
- c. appropriate application of "renewable," organic agriculture and other innovative, cost-efficient growing techniques; and
- d. adequate agricultural worker housing supply.

*Policy SC-14.0.* Agriculture should be continued and supported since it contributes to the local economy and helps to delineate urban boundaries. Among other benefits, it is the most productive use for land which is not immediately planned for urban development. More effective methods of support and preservation should be developed. The County and the Cities should reaffirm their commitment to long - term maintenance of agricultural land uses and to agriculture as an economic enterprise in South County.

*Policy SC-14.1.* The County and the Cities should take positive action to encourage agriculture by supporting policies favorable to agriculture.

*Policy SC-14.2.* Agricultural lands should be protected from encroachment by incompatible land uses and the economic viability of agriculture should be maintained using a variety of methods, such as: contiguous urban development, the designation as agricultural lands those lands which are outside of urban areas, minimum lot size designations in agricultural areas, the limitation of land uses in agriculturally designated areas to agriculture and uses necessary for the support of agriculture, and the encouragement of direct marketing methods.

*Policy SC-14.3.* The County and the Cities should establish areas for the permanent preservation of agricultural lands and programs to accomplish that objective, such as exclusive agricultural zoning, transfer of development rights (TDR) programs, and right-to-farm legislation.

*Policy SC-14.5.* The County should continue the A-20 and A-40 minimum lot size designations in the agricultural area.

*Policy SC-14.6.* The expansion of the “uses compatible with agriculture” category in County zoning ordinances and Williamson Act policies should be approved only when such additional uses will clearly contribute to the long-term viability of agriculture.

*Policy SC-14.7.* The County and the Cities should plan for further urban growth to occur in areas which will avoid encroachment into those agricultural lands with the greatest long-term potential to remain economically viable.

*Policy SC-14.8.* The conversion of agricultural land which has been designated for urban growth should occur in an orderly manner to retain the stability and viability of remaining agricultural lands as long as possible.

*Policy SC-14.9.* The cities should use their policies for urban service area extensions and utility extensions to guide urban growth away from long-term agricultural areas.

*Policy SC-14.10.* The policies of the Local Agency Formation Commission (LAFCO) should guide urban development away from those agricultural areas with the greatest potential for long-term economic viability.

*Policy SC 14-11.* In order to separate agricultural from urban activities, and to minimize land use conflicts, buffers should be established between viable agricultural areas and urban expansion areas. Activities in these buffer zones should be limited to uses which are compatible with both agricultural and urban activities. Specific uses should be defined through an open intergovernmental process.

*Policy SC 14-12.* The range of activities permitted in agricultural areas of South County should be determined through an intergovernmental process. Allowed uses should reflect the range of activities which are necessary to promote the continued economic viability of agriculture in South County.

## **CULTURAL RESOURCES**

- R-RC 81. Heritage resources within the rural unincorporated areas of Santa Clara County shall be preserved, restored wherever possible, and commemorated as appropriate for their scientific, cultural, historic and place values.
- R-RC 82. The following strategies should provide overall direction to efforts to preserve heritage resources:
1. Inventory and evaluate heritage resources,
  2. Prevent, or minimize, adverse impacts on heritage resources, and
  3. Restore, enhance, and commemorate resources as appropriate.
- R-RC 86. Projects in areas found to have heritage resources shall be conditioned and designed to avoid loss or degradation of the resources. Where conflict with the resource is unavoidable, mitigation measures that offset the impact may be imposed.
- R-RC 87. Land divisions in areas with heritage resources shall be encouraged to cluster building sites in locations which will minimize the impacts to heritage resources.
- R-RC 88. For projects receiving environmental assessment, expert opinions and field reconnaissance may be required if needed at the applicant's expense to determine the presence, extent, and condition of suspected heritage resources and the likely impact of the project upon the resources.

## **GEOLOGY AND SOILS**

SC 15.0. New development should avoid hazardous and sensitive areas, and should occur only where it can be built without risking health and safety. New habitable structures should not be allowed in areas of highest hazard such as floodways, active landslides, active fault traces, and Airport safety zones. In areas of less risk, development should be limited and designed to reduce risks to an acceptable level. Hillsides should be protected, and development should be carefully controlled on steep slopes; when hillside land is developed, it should be done with minimum disruption of topography and vegetative cover. Natural streamside areas should be left in a natural state.

- SC 15.1. The South County jurisdictions should develop a process for sharing information relating to development activity in areas of geological concern.
- SC 15.2. Development in hazardous areas should be:
- a. kept to a minimum by encouraging low-density, low-intensity uses and the types of uses least disruptive to the soil and vegetative cover;
  - b. regulated in such a way that it minimizes disruption of the environment and does not trigger or accelerate the hazardous processes which exist in South County;

- c. prohibited on known active landslides and limited in areas where such development might initiate sliding or be affected by sliding on adjacent parcels.
- d. prohibited in areas where increased runoff from the addition of impervious surfaces and drainage would increase the probability of downslope landsliding, or where additional projects would add to the cumulative effect of increased runoff, unless a downslope drainage improvement plan has been approved; and
- e. clustered, with dwellings grouped on the least hazardous portion of the least hazardous portion of the property.

SC 15.3. Development in less hazardous areas should be limited and designed to reduce risks to an acceptable level.

SC 15.4. Development in fire hazard areas should be minimized. When development is permitted, it should be planned and constructed so as to reduce exposure to fire hazards and to facilitate fire suppression efforts in the event of a wildfire. Actions which increase fire risk, such as increasing public access roads in fire hazard areas, should be avoided because of the great environmental damage and economic loss associated with a large wildfire.

SC 15.5. Development should be prohibited in floodways and regulated in floodplains to minimize flood damage and be consistent with the federal flood insurance program and Santa Clara Valley Water District regulations.

SC 15.6. Development should be limited along the shores of reservoirs which can be expected to sustain damage from seismically-induced seiche waves.

SC 15.7. The current policy restricting development in areas of poor accessibility should continue. Development should not be allowed in areas where access is provided by a single road that could be damaged by faulting or landslides, or where access could be cut off by wildfires, trapping residents or workers. Development may be allowed in areas where a second improved access road has been provided for emergency escape. Also, alternative north-south access roads should be developed through the South County for use in the event that the South Valley Freeway is damaged in a major earthquake.

SC 15.8. Natural streamside and riparian areas should be left in their natural state, in order to preserve their value as percolation and recharge areas, natural habitat, scenic resources, recreation corridors and for bank stabilization. If flood control projects needed to protect presently existing development make this infeasible, disruption should be minimized, maintaining slow flow and stable banks through design and other appropriate mitigation measures.

SC 15.13. Geotechnical investigations should be required on all projects in unstable areas, including areas of expansive soils, prior to construction to insure that the potential hazards are identified and can be properly mitigated. A contract should be negotiated:

- a. with the State Department of Mines and Geology for completion of a study of the Santa Cruz Mountains from the southern county border to the New Almaden area (approximate cost: \$10,000 per year for 3 years), and
- b. between the Cities and a consulting geologist for the review of development projects in potentially hazardous areas (costs could be covered by a fee to developers).

#### **HAZARDS & HAZARDOUS MATERIALS**

- C-HS 18: Local government, business, and community organizations should cooperate in preparing the most effective emergency response plans and procedures feasible.
- SC 8.1. Land use policies should be continued that limit the number of individual septic systems in areas vulnerable to groundwater contamination, because of the potential for cumulative degradation of water quality.
- SC 8.2. In areas where future development is expected to be served by sewers, large lot policies (which allow minimal development and limited numbers of septic systems) should be continued. This approach increases the feasibility of designing future urban density subdivisions with smaller lots, which are more efficient for sewers in terms of service and cost.
- SC 9.0. A program of regular inspections and monitoring to ensure compliance with local, state and federal regulations should be continued in order to reduce the risks associated with the use and handling of hazardous materials and wastes.
- SC 9.1. The Joint Powers Pretreatment Program for industrial and commercial hazardous material users and/or hazardous waste generators should continue to be implemented in the two cities and coordinated as appropriate with MOU inspections, HMSO regulations, and implementation of applicable state laws.
- SC 9.2. The Cities' Hazardous Materials Specialists and Pretreatment Inspectors, and the County Health Department should continue to inspect regularly activities that store and/or use hazardous materials, including above-ground and underground storage tanks and related equipment, to ensure compliance with each City's and the County's Hazardous Materials Storage Ordinance (HMSO).
- SC 9.3. There should be regular inspections of those facilities which store hazardous waste on site for less than 90 days, a time period for which a hazardous materials storage permit is not required. This inspection could be enforceable via the Memorandum of Understanding between State Department of Health Services (DOHS) and County Health Department whereby the County Health Department would act as an agent of DOHS in enforcing this provision. In order to develop maximum efficiency in overall inspection programs, the Cities' Hazardous Materials Specialists and Pretreatment Inspectors may conduct inspections on behalf of the County Health Department.

- SC 9.4. Submittal of a hazardous materials handling plan should be a prerequisite for developments requiring zone changes, use permits, etc.
- SC 9.5. In order to minimize potential hazards, generators of hazardous waste should be required to use on-site pretreatment prior to discharging treated waste effluent into the sewer system. The methods may include neutralization, precipitation and oxidation.
- SC 9.6. Programs to encourage source reduction and waste minimization by smaller firms which generate hazardous wastes in South County should be initiated by the County and Water District.
- SC 9.7. Vehicles and other equipment that may threaten the quality of water from leaking fuel tanks or oil spills should be removed from the site and/or repaired.
- SC 9.8. Public education regarding hazardous materials and waste management should be coordinated and implemented among the local jurisdictions (Morgan Hill, Gilroy, the County), local agencies (SCVWD, GWCD, RWQCBs, etc.) and local groups (League of Women Voters, Lions Club, etc.).
- SC 9.9. During the implementation of "AB 2185" (Calif. Health and Safety Code Chap. 6.95 Division 20 Section 25500 et seq) and successor legislation in South County, every effort should be made to achieve maximum integration between newly mandated actions and elements and ongoing programs (e.g., Hazardous Waste Generator inspections, Hazardous Materials Storage Ordinances and controls and pretreatment), particularly as they apply to:
- a. coordinated permit and fee structure,
  - b. coordinated inspections,
  - c. emergency response ("business") plans,
  - d. training programs,
  - e. evacuation requirements
- SC 9.10. The transportation of hazardous materials and wastes should be monitored to reduce risks and ensure notification of South County Cities in the event of a leak or spill.
- SC 9.11. The South County jurisdictions should require that they receive reports from the Department of Transportation and the California Highway Patrol regarding spills or leaks on the highway.
- SC 9.12. If a spill occurs while transporting hazardous materials or waste in one of the Cities or the County, the other jurisdictions should be notified by that jurisdiction immediately.

- SC 9.13. The Cities and County should consider designating specific transportation routes for the conveyance of hazardous materials and waste, if the jurisdiction desires hazardous materials and waste to be transported on routes other than designated truck routes. Such controls should be consistent with the area wide emergency response plan prepared under AB 2185/2187.
- SC 9.14. The County should implement a Memorandum of Understanding (MOU) between the Department of Health Services (DOHS) and the County Health Department, whereby the County would act as an agent in requiring hazardous material users and waste generators to provide annual records and in monitoring the haulers of hazardous materials and waste.
- SC 9.15. To reduce the risk involved in transporting hazardous waste and to decrease the volume of waste that must be disposed of, generators of hazardous waste should be encouraged to use on-site pretreatment, such as: neutralization, precipitation and oxidation.
- SC 9.16. A program to identify and abandon dry wells which have been used to dispose of contaminants should be initiated.

#### **HYDROLOGY AND WATER QUALITY**

- SC 10.1. The two Regional Water Quality Control Boards that have jurisdiction in South County should reach agreement upon compatible water quality standards for South County and consistent approaches to implementing the State Board's nondegradation policy, as compatible standards and consistent approaches would be less confusing to developers and owners of land and to jurisdictions which must carry out the Regional Boards' regulations.
- SC 10.2. Close coordination should be maintained between the following agencies and organizations which share jurisdiction and interest relative to South County's water supply and water quality: the two Regional Water Quality Control Boards, the Water District, County Health Department, County Executive's Office, County Planning Office, Gilroy Planning Department, Morgan Hill Planning Department, and the San Martin Planning Committee.
- SC 10.3. Where appropriate, the Regional Water Quality Boards, the Cities, County and other local agencies should have compatible ordinances (i.e., HMSOs), standards (i.e., septic tank and alternative treatment and disposal methods), and enforcement procedures (i.e., implementing "AB 2185" [Calif. Health and Safety Code Chap. .95 Division 20 Section 25500 et seq], etc.) regarding water quality so that there is no advantage for a company to locate in an area with lower standards.
- SC 8.12. Commercial and industrial developments proposed to be located in areas that have soils with rapid water percolation should be permitted only under the strict safety limitations as may be required by the Cities' and/or County's Hazardous Materials Specialists.
- SC 8.13. In order to provide greater protection of the aquifers which supply drinking water to the South County, special consideration should be given to the

management of contaminants (e.g., hazardous materials, sanitary effluents) in groundwater recharge areas where no protective aquitard layer exists.

- SC 8.14. Each agency and jurisdiction responsible for well monitoring should continue to monitor wells and provide results to a central agency (yet known) which would coordinate the data and make it available to all jurisdictions and agencies.
- SC 8.15. Programs for monitoring private wells should continue to expand the scope of testing by including tests of more wells and including tests on constituents not yet tested in private wells (i.e., volatile organics, bacteriological, radiological, etc.), and periodic retesting of selected private wells.
- SC 12.0. Since flooding affects substantial areas of South County, and the flood control projects now being constructed are designed to protect only existing developed and planned urban areas, land development should be managed by the three jurisdictions to mitigate flooding problems and minimize the need for local public funding for additional flood control and local drainage facilities. Flood damage in South County should be minimized through a combination of actions. In flood-prone areas, inappropriate development should be prevented through land use planning, urban development policies and land use regulations. Areas which are developed or planned for development should be protected by the construction of flood control facilities. Development should be managed through advanced planning and design standards to minimize off-site flooding and drainage problems.
- SC 12.1. Highest priority for construction of flood protection facilities should be given:
  - a. first, to areas of existing development subject to the highest potential flood damage;
  - b. then, to undeveloped areas planned for urban development which would be subject to the highest potential of flood damage;
  - c. then, to agricultural lands; and
  - d. finally, to other undeveloped areas.
- SC 12.2. If federal and state funds are not available for future flood control facilities and such facilities must be funded locally, those property owners who would benefit from and those who contribute to the need for such facilities should pay the cost.
- SC 12.3. Developers whose proposed projects would induce downstream flooding should be required to provide mitigation to eliminate the flood inducing impacts of their projects.
- SC 12.4. Streamside development should be designed in such a way as to facilitate maintenance of the waterway and protection of the environment and riparian areas. Careful consideration should be given to the use of streets to separate



urban streamside development from the waterway consistent with Santa Clara Valley Water District recommended streamside street designs.

- SC 12.5. If development is to be allowed in flood-prone areas, flood control facilities or appropriate flood-proofing should be provided prior to or in conjunction with development at developers' expense.
- SC 12.6. Where other mitigations do not solve the flooding problem, raising individual foundations (padding up structures) may be a solution; however, its use must be restricted in order to minimize the cumulative effects on adjacent areas.
- SC 12.7. The Cities and the County should require mitigation of any stormwater runoff produced by development that occurs beyond that described in the 1981 General Plans of the County and the Cities as of 1982.
- SC 12.8. All local development should provide appropriate mitigations of off-site impacts. These may include: limiting runoff to pre-development levels and/or complete solutions to flooding and local drainage problems in the vicinity of the development. Methods may include: detention (storing runoff temporarily and then releasing it) or retention (storing runoff on-site for percolation).
- SC 12.9. Careful consideration should be given to the cumulative effects of development which would drain into the upper reaches of Llagas Creek and other creeks in order to avoid the need for channelization and consequent destruction of its riparian vegetation and natural habitat.
- SC 13.0. Local drainage problems in South County should be minimized by preventing inappropriate development in areas which are prone to drainage problems and by using design standards and advanced planning to manage development. Developers of individual projects should be required to mitigate off-site on on-site impacts and, where appropriate, to install local drainage facilities which would contribute to an eventual area wide solution to the local drainage problems, preferably in the context of a master plan for local drainage which should be developed jointly by the Cities and the County.
- SC 13.1. Since County maintenance is limited to maintaining local storm drainage facilities which may affect County roads, any additional storm drain related maintenance beyond that which is currently provided will require additional funding from residents and/or developers.
- SC 13.2. Those residents who benefit from as well as those who contribute to the need for local drainage facilities should pay for them.
- SC 13.3. The County and Cities should require a storm water management plan for each development. This plan, which would be presented early in the development stage, would describe the design implementation and maintenance of the local drainage facilities.

- SC 13.4. The Cities and the County should coordinate in the development of a master plan for local drainage. The master plan should include consideration of the interface between unincorporated areas and the city drainage systems.
- SC 13.5. Each development should provide mitigations of off-site and on-site impacts, as appropriate. These mitigations may include limiting runoff to pre-development levels and/or complete solutions to local drainage problems in the vicinity of the development or downstream. Methods may include detention or retention, with appropriate protection of groundwater quality.
- SC 13.6. Development should be designed to conserve soil and avoid erosion.
- R-RC 8. The strategies for assuring water quantity and quality for the rural unincorporated areas shall include:
1. Require adequate water quantity and quality as a pre-condition of development approval.
  2. Reduce the water quality impacts of rural land use and development.
  3. Develop comprehensive watershed management plans.
- R-RC 9. Development in rural unincorporated areas shall be required to demonstrate adequate quantity and quality of water supply prior to receiving development approval.
- SC 7.3. Each jurisdiction and agency pumping water from wells should be responsible for knowing the demand that its well pumping imposes on the direction of flow of water and how it affects others that are pumping from the same aquifer, and to prevent any adverse impacts on existing groundwater contamination problems.
- SC 7.4. All jurisdictions and agencies pumping water from wells should cooperate in managing the aquifer so as to preserve the natural ecology of the region, securing the aquifer's utility as a water resource and ensuring the water's quality.
- SC 7.5. Streambeds and other appropriate percolation areas should be protected.
- SC 7.6. There should be continuing coordination among the South County jurisdictions and the Santa Clara Valley Water District to assure that the South County will get sufficient deliveries of San Felipe water as needs require.
- SC 7.8. New development should not exceed the water supply, and use of water should be made more efficient through appropriate means, such as conservation and reclamation.
- SC 7.9. The development of water reclamation facilities should be encouraged, where feasible, in order to make reclaimed water available to help meet the growing needs of the South County region.

## **LAND USE**

- SC 2.2. A diversified economic base should be promoted in order to provide a variety of job types and skills and to insulate the local economy from possible economic downturns. Agriculture should be encouraged as an appropriate part of the economic mix.
- SC 17.1. The County should continue its adopted land use policies for the unincorporated area in the South County in order to:
- a. promote a productive, primarily agricultural rural area;
  - b. balance the needs of rural residents and landowners and the needs for effective natural resource management, enhanced rural scenic quality, and lands for planned urban growth, rural activities, and long-term open space.
- SC 17.9. Consistent with the Preservation 2020 Program,
- a. consideration should be given to land uses that will result in permanent preservation of substantial areas of open space;
  - b. new land uses should be consistent with programs which the three jurisdictions develop to maintain greenbelts between Morgan Hill and San Jose, and between Morgan Hill, San Martin, and Gilroy.
  - c. the three jurisdictions should further define the appropriate land uses for greenbelts and methods of implementation that address conflicts between private property rights and public objectives.
- SC 17.10. The South County jurisdictions should develop a process to anticipate and manage the cumulative impacts of land use. The process should include:
- a. agreement by the three jurisdictions on what are the critical environmental and other community impacts which are likely to have cumulative significance (e. g.: groundwater, quality drainage, traffic, rural visual appearance, solid waste, and sewage disposal).
  - b. agreement on feasible methods for monitoring and evaluating changed conditions regarding these impacts periodically (eg: a summary "State of the South County" report at two-year intervals).
  - c. agreement on suitable thresholds and methods for considering when new policies may be appropriate to deal with changing conditions so that undesirable cumulative impacts can be prevented.
  - d. use of the above material in the review of land use proposals.
- SC 17.11. In order to maintain the environmental quality and appearance of the rural area, the County should:
- a. consider adopting additional guidelines for the siting and landscaping of some types of rural land uses, and/or

- b. consider adopting such guidelines for certain areas, in addition to the San Martin area where design guidelines have already been adopted (eg: greenbelt areas, and scenic corridors like Pacheco Pass, Hecker Pass, and Paradise Valley-Watsonville Road.)
- c. continue to strengthen the consistent and fair enforcement of regulations relating to land use and maintenance.

- SC 17.12. The Cities should also review their design guidelines relating to urban development at the edge of the rural area for compatibility with overall objectives for the area.
- SC 18.0. For the current period, San Martin should remain an unincorporated, predominately rural-residential community governed by the County Board of Supervisors. Current land use and septic regulations for San Martin should be continued with no lessening of restrictions, and conditions should be monitored to determine if changes are advisable. If, in the future, urbanization is recommended for San Martin, a wastewater management program should be developed which includes mechanisms for implementation and financing.
- SC 18.1. Current County land use and septic system policies for San Martin should be continued with no lessening of restrictions.
- SC 18.2. Land uses generating discharges which are high in volume or high in nitrates, organic materials or other problem chemicals should be restricted.
- SC 18.3. Existing County policies regarding the density of development and the discharge of wastes should remain in effect.
- SC 18.4. Groundwater and surface water quality conditions in the San Martin area should be monitored to determine if changes in current policies regarding septic systems and land use are needed.
- SC 18.5. If, in the future, higher intensities of development are recommended for San Martin, proposals should be prepared regarding a wastewater management system for the area and how it should be organized.
- SC 18.6. Funding alternatives for financing the rehabilitation of existing water distribution facilities in San Martin should be explored.
- SC 18.7. All future County facilities located in San Martin should be designed, landscaped, and maintained to be compatible with their surrounding environment.
- SC 18.8. Existing County facilities in San Martin should be reviewed to ensure compatibility with their surrounding environment.
- SC 18.9. Development around the South County Airport should adhere to Airport Land Use Commission (ALUC) Policies.

- SC 18.10. For the current period San Martin should remain an unincorporated, predominantly rural-residential community governed by the County Board of Supervisors. Issues of its future level of development and form of governance should be resolved by community residents, the County, the Cities, and affected special districts.
- SC 18.11. The Local Agency Formation Commission (LAFCO) should continue to exclude San Martin from the Spheres-of-Influence of Morgan Hill and Gilroy.
- SC 18.12. While San Martin remains unincorporated, the Cities of Gilroy and Morgan Hill should continue to provide LAFCO and the County with constructive comments on decisions and policies relating to San Martin.
- SC 18.13. The South County Cities and the County should explore possibilities for resolving San Martin's issues and problems through formal intergovernmental agreements.
- SC 18.14. The existing County General Plan policies regarding development densities and the location of commercial and industrial uses in San Martin should remain in effect. If, in the future, changes are recommended, they should be allowed only after a special area plan and an implementation program for San Martin have been developed and adopted.
- SC 18.15. A study of the potential costs and impacts associated with each of the future governmental alternatives for San Martin should be conducted. These alternatives should include: incorporation, creation of sanitation or other service districts, and establishment of a municipal advisory council. The findings of the study should be disseminated widely throughout the San Martin area prior to any decisions regarding its future governance.
- SC 18.16. If, in the future, changes in the level of development or form of governance are recommended for San Martin, a special area plan and an implementation program should be prepared for the San Martin area. This plan should be prepared with input from the Cities of Gilroy and Morgan Hill, and the San Martin Planning Committee.
- R-LU 114. San Martin should be viewed as a distinct entity, containing unique rural characteristics. Care should be taken to prevent premature commitment of land for uses which would restrict future options for the community.
- R-LU 115. The density and location of future land divisions should reflect the recommendations of the San Martin Area Water Quality Study (1981) and take into consideration subsequent studies of ground water quality.
- R-LU 117. If land use is to be significantly intensified, improvements and services will be required, such as additional fire protection, street improvements, a unified water distribution system, and a waste water management system. The County should determine the best method to finance these improvements and services and determine which government entity should administer and operate them.

- R-LU 118. Any future development plan of San Martin should include street landscaping standards, setback and sign standards, historical resource policies, policies for undergrounding public utilities, and policies regarding other improvements.
- R-LU 119. Non-residential development in the San Martin Planning Area shall conform to adopted development and design guidelines for the San Martin Community.
- R-LU 120. Light industrial uses should be located in those areas where use permits have previously been granted. New or significantly expanded uses may be considered by the use permit procedure only on property within the boundary of the San Martin Industrial Use Permit Area. In the areas of highly permeable soils along Llagas Creek, industrial uses should be situated and designed to restrict any form of waste discharges into the creek. These uses should be light industrial in character and have low water usage. The beauty of the creek should be enhanced.
- R-LU 121. New or significantly expanded industries may be allowed on septic systems only if they can comply with the current regulations of the County Septic System Ordinance.
- R-LU 122. New or significantly expanded industrial uses may be allowed only if served by hydrants and water supply in sufficient volume and pressure for fire suppression.
- R-LU 123. New or significantly expanded industrial uses may be allowed only if they can be adequately drained by a storm drainage system. On-site surface coverage should be limited to a small percentage of the total lot area in order to not create significant volumes of runoff waters.
- R-LU 124. Commercial land uses should be limited to the vicinity of current commercial activities, and where use permits have previously been granted. They should be permitted only by the use permit procedure on property within the boundary of the San Martin Commercial Use Permit Area.
- R-LU 125. In the areas of highly permeable soils along Llagas Creek, commercial uses should be situated and designed to restrict any form of waste discharge in the creek.
- R-LU 126. Properties may be eligible for commercial development by virtue of their location, traffic flow, or proximity to other commercial uses.
- R-LU 127. New commercial land uses that are not near freeway interchanges should be those which provide support services for agriculture or satisfy the local day-to-day commercial needs of the residents of San Martin and do not result in significant additional traffic from outside the community.
- R-LU 128. All development in freeway interchange areas shall rigorously comply with the San Martin Non-Residential Development and Design Guidelines, and shall be designed to enhance the scenic quality of Highway 101.

R-LU 129. Those types of commercial uses which generate high volumes of sanitary waste waters, for example motels and restaurants, should not normally be allowed to develop on septic tanks, unless provision can be made for special treatment devices in conjunction with and compliance with County septic tank regulations and specific approval by the Regional Water Quality Board Officials. No new septic systems should be developed in the highly permeable soils of Llagas Creek.

#### **RECREATION AND MINERAL RESOURCES**

SC 16.0. The wide variety of open space areas in the South County should be preserved and maintained. Greenbelts should delineate and provide contrast to the urban areas of the South County cities. A system of city and regional parks should be linked by pedestrian ways, trails and streamside park chains. Implementation of the Llagas and Uvas Creeks as major streamside park chains should be actively promoted. A variety of methods should be used to retain open space and, at the same time, respect the needs and rights of property owners.

SC 16.1. The South County includes a variety of types of open space areas, including: the Valley floor, stream corridors, lands around reservoirs, lands adjacent to scenic highways, the valleys, and the mountain areas beyond the foothills. Of these geographic areas, stream corridors lands around reservoirs, lands which provide greenbelts for the cities, and significant hillside features should receive highest priority for preservation as open space.

SC 16.12. Proposed trails along Llagas, Uvas and Pacheco Creeks and the Pajaro River should be implemented and connected to the rest of the countywide trail system.

SC 16.13. Greenbelts should define the urban areas of the South County Cities. The northern boundary of Morgan Hill should be defined by a Coyote Valley greenbelt comprised of agricultural uses, rural estates and the Coyote Park chain. A similar area should be maintained between Morgan Hill and Gilroy to maintain community identity.

SC 16.14. A greenbelt should be established between San Jose and Morgan Hill in the Coyote Valley.

SC 16.15. The area between Morgan Hill and Gilroy should be studied for the purpose of establishing a greenbelt with such land uses as low-density rural residential, agricultural activities such as row crops, and recreation areas.

SC 16.16. The land uses appropriate within a greenbelt should be determined by joint planning activities of South County Cities and the County, and might include:

- a. low-density residential development,
- b. public parks and recreation areas,
- c. privately-operated recreation areas,
- d. agriculture, and
- e. other appropriate uses which may be determined.

SC 16.17. A variety of open space preservation tools should be used to protect open space in South County, including:

- a. public acquisition,
- b. land use regulation,
- c. planning and urban development policy,
- d. economic incentives to landowners,
- e. open space easements,
- f. transfer of development rights,
- g. planned cluster development,
- h. assessment districts, and
- i. dedication of additional lands upon development.

SC 16.18. The recommendations of the Preservation 2020 Task Force should be widely disseminated for review and comment by the South County cities and residents prior to their adoption by the Board of Supervisors.

SC 16.19. The South County jurisdictions should pursue further coordinated action as well as effective individual action to achieve successful implementation of the South County's open space and recreation goals and objectives.

SC 16.20. The South County cities should:

- a. retain important open space lands through planning for orderly, staged urban development;
- b. acquire and develop city and neighborhood parks, providing just compensation for the taking of private lands;
- c. implement portions of trail systems and streamside park chains within their boundaries;
- d. plan and regulate land use to avoid hazardous areas and protect critical natural resources;
- e. designate future open space areas on their General Plans; and,
- f. participate in the development of regional open space preservation programs.

#### **TRANSPORTATION / TRAFFIC**

SC 11.0. A balanced transportation system should be developed which integrates various transportation modes with existing and proposed land uses and assures access to all.

SC 11.1. A balanced transportation system should be provided which assures access to all, and which integrates all appropriate modes of transportation into an effectively functioning system, including such modes as auto, ridesharing, public transit, bicycling and walking.

SC 11.2. The transportation system should be compatible with existing and proposed land uses and should promote environmental objectives, such as



safe and uncongested neighborhoods, energy conservation, reduction of air and noise pollution, and the integrity of scenic and/or hillside areas.

- SC 11.3. Bicycling and walking should be promoted as alternate transportation modes for their contribution to health and the reduction of energy consumption and pollution.
- SC 11.4. Public transit should be expanded as needed to meet the changing needs of the area for local and regional access, including such methods as bus, dial-a-ride, paratransit and rail, where appropriate.
- SC 11.5. Planning for land use and transportation development should be integrated. The timing, amount, and location of urban development should be consistent with the development of the transportation system capacity, and land uses should be designed to promote use of appropriate transportation modes.
- SC 11.6. Options for future transportation facilities should be preserved in advance of development by such means as identification of routes, reservation of rights-of-way, setback of development to accommodate future width lines, and limiting of access along future major arterials.
- SC 11.7. The Cities and the County should improve coordination and cooperation on all South County transportation planning.
- SC 11.8. The recommendations of the Transportation-2000 Program, particularly as they relate: to rail connections between South County and North County and to right-of-way-reservation along major north-south corridors in South County, should be carefully reviewed by South County jurisdictions.